



**Department of
Environmental
Protection**

59-17 Junction Boulevard
Flushing, New York
11373-5108

**Christopher O. Ward
Commissioner**

February 19, 2003

TO: Greg Brooks
Deputy Comptroller
Policy, Audit, Contracts and Accountancy

FROM: Christopher O. Ward 

RE: Interior Cleaning - 114 Liberty Street

Pursuant to our recent conversation, I am writing to provide some background information regarding DEP's proposed cleaning of the interior of 114 Liberty Street, Manhattan.

114 Liberty Street is directly across Liberty Street from the site of the former World Trade Center. It is a 12-story residential building. Each floor is a separate condominium apartment except for the third floor, which is occupied by one apartment and two commercial spaces, and the eleventh and twelfth floors, which constitute a single duplex apartment.

When the WTC towers collapsed, 114 Liberty suffered severe external damage from falling structural steel which pierced the roof and north facade. The building's occupants abandoned their apartments, and the building was used by the Fire Department and other agencies as a lookout post during the cleanup at Ground Zero. Control of the building was only relinquished back to the occupants in the summer of 2002.

After the Ground Zero operations ended, the building required significant work to repair the damage to the roof and facade. After this was completed, the building hired a contractor to clean WTC-related debris from the facades, and the roof was cleaned as part of DEP's exterior cleaning program. A contractor was then retained by the condo board to replace all of the building's windows.

Since early 2002, DEP has been in contact with the condominium board and unit owners at 114 Liberty. They have been anxious to have the building cleaned and are ready to sign agreements affording the necessary access. FEMA, which will be funding the project, has also expressed its eagerness to have this work go forward. This work could not even be considered until the building was secured and sealed (repairs to roof and facade; replacement of windows). The last of these tasks, the window replacement, is scheduled to be completed within the next few days.



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A recent inspection of the 114 Liberty Street apartments showed that they are contaminated with characteristic WTC-related dust and debris, as are the common areas and the central HVAC system. This contamination, if not properly addressed, could pose a risk to the environment of Lower Manhattan. In order to remove this source of potential contamination, DEP has developed a scope of work for the cleaning of the interior of 114 Liberty Street by a New York State-licensed asbestos abatement contractor. During the cleaning work, a licensed monitoring contractor will collect air and bulk samples which will be analyzed for asbestos, lead, dioxin, and other contaminants by a certified environmental laboratory.

In light of the above, DEP wishes to go forward with the process of procuring the cleaning and monitoring contractors as soon as possible. In order to expedite the process, we wish to utilize the May 7, 2002 Declaration of Emergency, pursuant to which the Exterior Building Cleaning Program and the interior cleanup at 125 Cedar Street (next door to 114 Liberty) were conducted. As the need for the cleanup at 114 Liberty arises from the same events as these other cleaning operations, was requested by the occupants from an early date, and was not physically possible until the building was repaired, this is a logical and efficient way to proceed.

Please feel free to contact me should you require any additional information regarding this matter.

cc: Hoffer, , Avaltroni, , Pecunies, Radhakrishnan